

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
VILLAGE ON MAIN TOWNHOME ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of Village on Main Townhome Association, Inc. (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF VILLAGE ON MAIN TOWNHOME ASSOCIATION, INC., RECORDED AS DOCUMENT NO. 2023000032496 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

1. The name of the subdivision: Village on Main.
2. The name of the Association: Village on Main Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Collin County, Texas, made subject to that certain Village on Main Master Covenant [Residential] recorded under Document No. 2023000031755 in the Official Public Records of Collin County, Texas, as the same may be amended from time to time (the “**Covenant**”), and to that certain Village on Main Development Area Declaration [Townhomes] (the “**Development Area Declaration**”), recorded under Document No. 2023000032118, Official Public Records of Collin County, Texas, by the Recording of one more Notices of Applicability.
4. The recording data for the Covenant and the Development Area Declaration, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Village on Main Townhome Association, Inc., c/o Paragon Property Management Group, 2805 Dallas Parkway, Suite 400, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Village on Main Townhome Association, Inc., c/o Paragon Property Management Group
Attn.:	Tamara Moore
Mailing Address:	2805 Dallas Parkway, Suite 400, Plano, Texas 75093
Telephone Number:	469-498-6979
Email Address:	info@paragonpmg.com

7. Website to access the Association's dedicatory instruments:
<https://paragonpmg.cincwebaxis.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment (Residential Association)- \$250.00 (initial conveyance from Declarant or Homebuilder to a new Owner and resales).

Working Capital Townhome Assessment (non-Homebuilder) - \$300.00 (initial conveyance from Homebuilder to new Owner and resales)

Builder Contribution Fee - \$250.00 (conveyance from Homebuilder to new Owner)

Transfer Fee - \$304.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

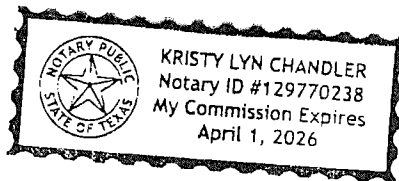
VILLAGE ON MAIN TOWNHOME ASSOCIATION,
INC., a Texas nonprofit corporation

By: [Signature]
Name: Steve Schermerhorn
Title: Secretary / Treasurer

STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me this 10 day of July, 2023 by Steve Schermerhorn, the Secretary / Treasurer of Village on Main Townhome Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Village on Main Master Covenant [Residential], recorded under Document No. 2023000031755, Official Public Records of Collin County, Texas, as same may be amended from time to time.
2. Village on Main Development Area Declaration [Townhomes] recorded under No. 2023000032118, Official Public Records of Collin County, Texas, as same may be amended from time to time.
3. Village on Main Adoption of Working Capital Assessment, recorded under Document No. 2023000032117, Official Public Records of Collin County, Texas.
4. Village on Main Adoption of Working Capital Townhome Assessment, recorded under Document No. 2023000032408, Official Public Records of Collin County, Texas.
5. Village on Main Community Manual [Townhomes], recorded under Document No. 2023000032405, Official Public Records of Collin County, Texas.
6. Village on Main Notice of Exemption of Townhome Assessments [Subsidiary Homebuilder], recorded under Document No. 2023000032406, Official Public Records of Collin County, Texas.
7. Village on Main Adoption of Builder Contribution Fee, recorded under Document No. 2023000032407, Official Public Records of Collin County, Texas.
8. Village on Main Notice of Applicability [Townhomes], recorded under Document No. 2023000077590, Official Public Records of Collin County, Texas.

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000078017

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: July 11, 2023 04:22 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023000078017

Receipt Number: 20230711000619

Recorded Date/Time: July 11, 2023 04:22 PM

User: Patricia B

Station: Station 5

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX